Map LU-3
Transition Overlay District Extension

Legend:
- ⊠ Old Town Fairfax Historic District
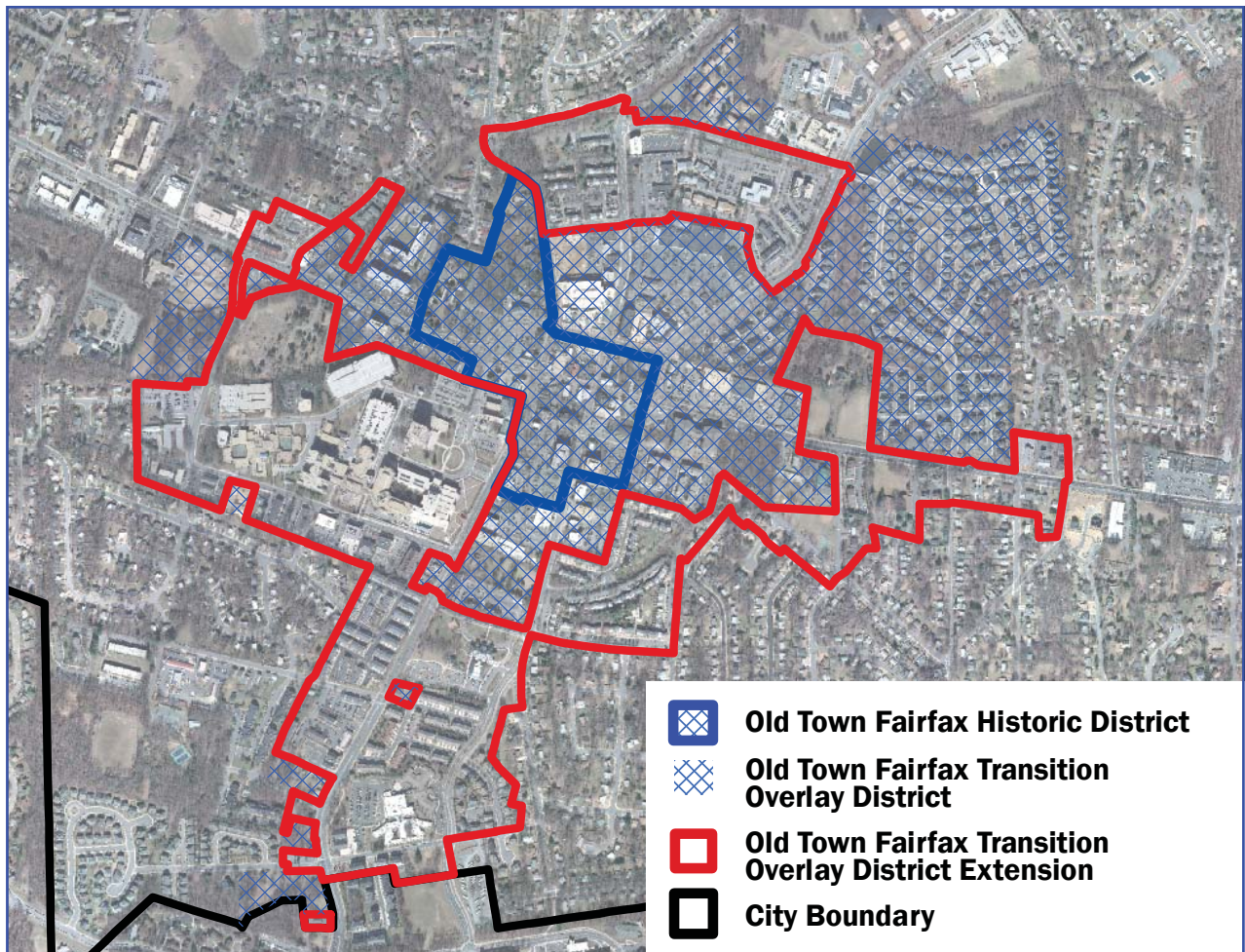- ⬚ Old Town Fairfax Transition Overlay District
- ▢ Old Town Fairfax Transition Overlay District Extension
- ◼ City Boundary

Source: City of Fairfax CDP, 2011; Amended May 2013

uses that resonate the characteristics of both Main Street Marketplace and Old Town Fairfax. As with any development in the Old Town area, massing along the street frontages is desired, and pedestrian amenities should be included as part of any redevelopment effort.

To further protect the entrances to the Old Town Fairfax Historic District, the Transition Overlay District should be extended to include all properties fronting on Main Street eastward to Orchard Drive. Similarly, the Transition Overlay District should include all properties fronting on Locust Street between Main Street and Sager Avenue, as well as all properties fronting on Sager Avenue west of Locust Street.

For the wooded parcel between the Providence Square condominiums and the Fairfax Museum and Visitor Center, prospects for development are limited due to floodplain issues that affect nearly the entire parcel. A

bicycle trail traverses the property, providing access from The Crossings development through the Main Street Marketplace and into Farrcroft's trail system. This is desirable use for this parcel, due to its position between two links in the City's trail system, although a clearer delineation of the trail's route across Main Street between the property and the Main Street Marketplace is needed. The completion of this link will allow for much easier access across Main Street to dedicated off-street trails while providing a better link between George Mason University and Metrorail.

c. Northward Extensions

The extension of the Transition Overlay District to include all of Farrcroft brought its northern boundary in line with the northern end of the Transition District along Chain Bridge Road. This action left the properties along Layton Hall Drive, Whitehead Street, Plaza Drive and Democracy Lane as missing links along an otherwise